

7/87

Review 1.2

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM (DERP)
INVENTORY PROJECT REPORT
FORT CASEY MILITARY RESERVATION
ISLAND COUNTY, WASHINGTON
PROJECT NO. F10WA031300

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PART I - PROJECT DESCRIPTION

July 1987

U.S. ARMY ENGINEER DISTRICT, SEATTLE
DEFENSE ENVIRONMENTAL RESTORATION PROGRAM (DERP)
PROJECT DESCRIPTION
FORT CASEY MILITARY RESERVATION
ISLAND COUNTY, WASHINGTON
PROJECT NO. F10WA031300

1. Introduction: The Seattle District, U.S. Army Corps of Engineers, has conducted an evaluation of the former FORT CASEY MILITARY RESERVATION located about four miles southeast of Coupeville in Island County, Washington. The 1,047.33-acre facility was used by the Department of the Army between 1897 and 1956. This report reviews the past and current use, ownership, and condition of the site based on documentary sources, interviews, and a field inspection.

Organization of the report is as follows:

- a. Project Description (PART I)
 - Site Map (Attachment No. 1)
 - Site Survey Summary Sheet (Attachment No. 2)
 - Persons Contacted (Attachment No. 3)
 - DD Form 1391 (Attachment No. 4)
 - Inventory Report and Hazardous Ranking System (Attachment No. 5)
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- b. Findings and Determination of Eligibility (FDE) Report (PART II).
- c. Policy Considerations (PART III)
- d. Project Recommendations (PART IV)

2. Project Description: The FORT CASEY MILITARY RESERVATION is proposed for remedial action under DERP to mitigate structural hazards posed by a former powerhouse, the eastern searchlight emplacement, and deteriorating concrete in Gun Batteries Worth and More. These areas are heavily used by visitors to the Fort Casey State Park. The proposed remedial work would eliminate any hazards that might otherwise result from someone being hit by a chunk of falling concrete, being caught in the collapse of the searchlight emplacement, or being injured in the remote and dilapidated powerhouse. Actions recommended include sealing the power house window with masonry or wood frame shutters, and constructing structural reinforcements for the searchlight emplacement. A feasibility study is suggested to

determine the extent of deterioration of the battery structure, and the potential for repair.

3. Field Inspection: A site inspection was made on June 30, 1987 by:

Nancy Walker
Keith McGowan
Fred Bruner

Shapiro and Associates
Shapiro and Associates
Shapiro and Associates

Features of the site observed during the inspection are described in Section 4 below. A set of photographic slides of the site taken at the time of the inspection is on file in the Seattle District office.

4. Description of the Site and Area:

a. The site is located in Sections 14, 15, 16, 21, 22, 23, and 24, Township 31 North, Range 1 East, W.M., and in Sections 19, 30, and 31, Township 31 North, Range 2 East, W.M., at Admiralty Head on Admiralty Inlet, about four miles south of the town of Coupeville, Island County, Washington. The Fort Casey Military Reservation site encompasses 1,047.33 acres. Originally it consisted of 122.00 acres fee acquired by purchase in 1897. ~~The original site also included 2.58 acres that were transferred by the Army to the Treasury Department at the time of purchase, and were transferred back to the Army in 1941.~~ Between 1899 and 1909 an additional 403.45 acres fee were acquired by purchase, condemnation, and transfer, bringing the total fee acreage of Fort Casey to 525.45 acres. In addition, 520.46 acres of perpetual easement for a pipeline were purchased in 1903, one no-area perpetual easement for a water line was purchased in 1904, one no-area revocable easement for an underground drain and sewer was purchased in 1906, and 1.42 acres of perpetual easement for a wagon road were purchased in 1908. Therefore, a total of 1,047.33 acres were acquired for the site, of which 525.45 were acres fee and 521.88 acres were easements. Disposition of this area was as follows:

(1) In 1946 the 520.46 acres of water line easements were determined to be surplus to the military needs of the War Department. These easement interests were conveyed by the Secretary of War to the owners of the fee estates by unconditional quitclaim deeds (QCD) dated August 11, 1947.

(2) In 1947, 22.96 acres fee (Lake Crockett shorelands, Brooklyn Townsite) were determined to be surplus to the military needs of the War Department. According to the terms of the Use Deed issued by the State of Washington to the United States government on July 24, 1911, these shorelands and their abutting tidelands were to revert to the State of Washington upon cessation of military use. Consequently, the federal government's interest in the shoreland and tidelands was relinquished to the State of Washington on April 15, 1948. On February 2, 1956, the U.S. government relinquished interest in the abutting tidelands. The State of Washington accepted relinquishment of the shorelands and abutting tidelands by letters dated June 1, 1948 and March 15, 1956, respectively.

(3) In 1954, all the remaining fee and easement areas were declared excess to the military needs of the Department of the Army. Except for 20.60 acres fee retained for transfer to the civil works project Keystone Harbor and Boat Basin, the excess land was reported to the General Services Administration (GSA) for disposal. Disposition of these remaining area was as follows:

(a) 20.60 acres fee were transferred to the Keystone Harbor and Boat Basin, a civil works project, on December 19, 1955. This area is still under the jurisdiction of the United States government.

(b) 1.17 acres fee were transferred to the U.S. Coast Guard, Department of the Treasury, on July 12, 1955.

(c) 100.37 acres fee were conveyed to the state of Washington by QCD on December 2, 1955 subject to the condition that the property be used and maintained as an historic monument for the benefit of the public, and with the reserved right of the government to make full and unrestricted use of the property during any national emergency.

(d) 16.08 acres fee were conveyed to Island County by QCD on January 16, 1956 subject to the condition that the property be used for public road purposes only and that if it ceased to be used for such purpose, title would revert to the U.S. government at its election.

(e) 68.78 acres fee were conveyed to Seattle Pacific College by QCD on July 30, 1956 subject to the condition that the property be used for educational purposes for a period of 20 years from the date of the QCD and that the U.S. government retained the right to use the premises during any period of national emergency.

(f) 8.88 acres fee were conveyed to Seattle Pacific College by unconditional QCD on August 1, 1956.

(g) 71.95 acres fee were conveyed to Mr. and Mrs. M. Shelby Jared by unconditional QCD on August 1, 1956.

(h) 5.00 acres fee were conveyed to Mr. and Mrs. Julius O. Bloom by unconditional QCD on August 17, 1956.

(i) 166.58 acres fee were conveyed to Mr. and Mrs. Raymond Matthews by unconditional QCD on August 28, 1956.

(j) 30.88 acres fee, a no-area easement for a water line, and a no-area easement for an underground drain and sewer were conveyed to the town of Coupeville by QCD on May 20, 1957 subject to the condition that the property be used for health purposes for a period of 20 years from the date of the QCD and that the U.S. government retained the right to use the premises during any period of national emergency.

(k) 12.20 acres fee were conveyed to David C. Porter by unconditional QCD on August 12, 1957.

(l) 1.39 acres of easement for a wagon road were conveyed to the State of Washington, Department of Highways, by unconditional QCD on June 25, 1957.

(m) 0.03 of an acre of easement for a wagon road was conveyed to Pacific Towboat Company by unconditional QCD on September 10, 1957.

b. Fort Casey was constructed during the late 1890s to form, with Forts Worden and Flagler, the "Triangle of Fire," a triad of coastal artilleries designed to defend Puget Sound against enemy incursions. Fort Casey's gun batteries were completed in 1900 and barracks were completed in 1903. During 1917-1918 Fort Casey was used as a training site, but after World War I it was placed on caretaker status. The 6" and 10" guns and 12" mortars were either sent to France during World War I or were scrapped and melted down for other uses between 1922 and 1943. When the Fort was reactivated during World War II as a training center, barracks were rebuilt and anti-aircraft guns were mounted in the old emplacements. Following World War II all remaining armaments were removed and in 1950 Fort Casey was once again relegated to caretaker status until its disposal by the GSA. Among the improvements to Fort Casey that remained at the time of disposal were the large concrete batteries and associated buildings erected along the heights overlooking Admiralty Inlet, some 123 buildings and miscellaneous structures to house troops and military equipment, and a lighthouse building. Utilities provided to the site included water from on-site system of wells, cisterns, and pumps; sewage, which was emptied into Admiralty Inlet by gravity flow; and electricity, which was furnished by the Puget Sound Power and Light Company.

c. There is no evidence of hazardous or toxic waste, or unexploded ordnance as a result of DOD use of the Fort Casey Military Reservation. However, potential structural hazards do exist at Fort Casey State Park. These include possible hazards associated with the former powerhouse, which is accessible, though with difficulty, through windows and other openings. The powerhouse doors have been welded shut, and the windows have been boarded up. However, people break into the dark building through the windows. Because of the isolated location of the powerhouse, discovering an injured person in the building would be fortuitous at best. The powerhouse openings could be sealed by a combination of masonry and wood frame shutters. A second structural hazard area is the eastern searchlight emplacement where severe erosion of the bluff has left portions of the searchlight without any structural support. A high potential for injury may exist if the heavily visited searchlight collapses. Cement columns or metal poles to the beach may be suitable methods of providing structural reinforcement. A bulkhead or revetment placed along the base of the bluff may be needed to reduce erosion. A third structural hazard is the deterioration of concrete in some areas in Gun Batteries Worth and More. Deterioration results in chunks of concrete to spalling off and potentially injuring a park visitor. Ken Hageman, the manager of Fort Casey State Park, would like the deteriorated concrete repaired, although the spalling may represent internal rather than simply external decay of the battery structure. A feasibility study is suggested to determine the extent of

deterioration of the battery structure, and the potential for repair. The Park Manager also feels the doors in the Mortar Battery, and the doors and windows on the mortar area powerhouse should be sealed shut to prevent public access. This, however, is not a significant hazard to the visiting public.

d. The former Fort Casey Military Reservation has been divided into areas designated for residential, educational, or public recreational use. The main fort area is divided into two halves. The gun batteries and their immediate surroundings are owned by the Washington State Parks and Recreation Commission as Fort Casey State Park, and the cantonment area is owned by Seattle Pacific University (SPU) and is called Camp Casey. These two areas occupy most of Parcel A in Attachment 1. Fort Casey State Park features 35 basic campsites with restrooms and showers, two miles of beach, a scuba diving restroom with hot showers, a saltwater boat launch, a picnic area, and an interpretive center. Evidence of DOD use of this part of the site includes the gun and mortar batteries, two searchlight emplacements, three primary observation stations, a main power house, a small power house below the mortar area, and the New Dungeness Lighthouse. Fort Casey was placed on the National Register of Historic Places on December 12, 1973. Camp Casey, which is operated as a soccer camp and retreat center by SPU, also contains abundant evidence of DOD use. Among these are barracks, officers' quarters, a battery site, and numerous other miscellaneous buildings built in the early 1900s and also in the period during World War II. The Keystone Harbor and Ferry Slip is also located in Parcel A. This property is under the jurisdiction of the Army Corps of Engineers.

e. Parcel B, a 30.88-acre tract of land owned by the town of Coupeville, contains a system of wells, cisterns, and water pumps that supplies water to Coupeville and the surrounding area, including Fort Casey. This water system was originally constructed and used by Fort Casey for its water supply. Parcel C, E, and F are subdivided into residential lots. Parcel D, a 22.96-acre piece of land along the southeast portion of Crockett's Lake, is owned by the State of Washington. Except for the water system in Parcel B, no traces of DOD use are evident in Parcels B through F.

ATTACHMENT NO. 1 - SITE MAP

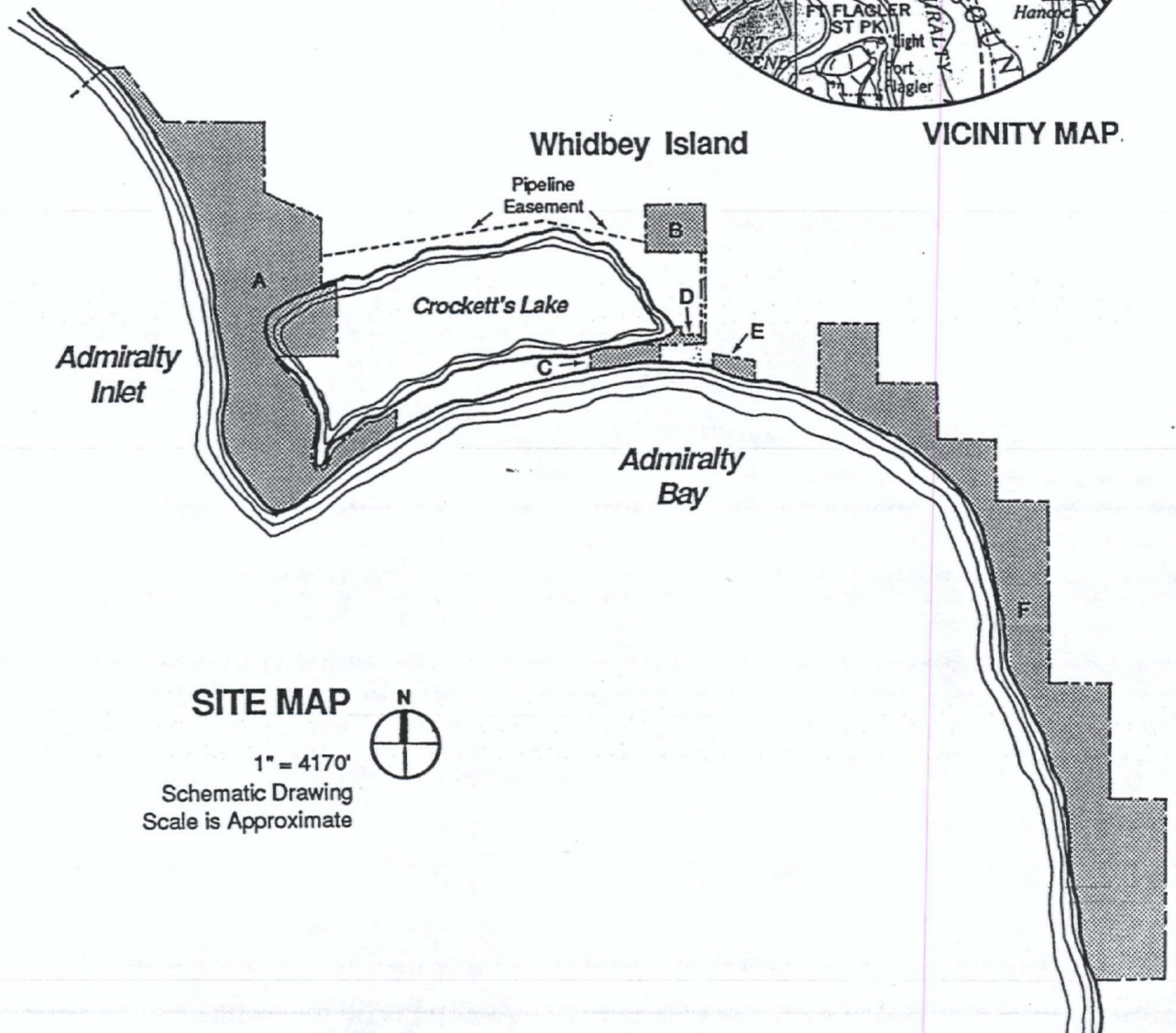
Attachment 1 Fort Casey, Washington



STATE INDEX



VICINITY MAP



SITE MAP



1" = 4170'

Schematic Drawing
Scale is Approximate

ATTACHMENT NO. 2 - SITE SURVEY SUMMARY SHEET

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM (DERP)
SITE SURVEY SUMMARY SHEET
FORT CASEY MILITARY RESERVATION
ISLAND COUNTY, WASHINGTON
PROJECT NO. F10WA031300

SITE NAME: Fort Casey Military Reservation

LOCATION: The site is located at Admiralty Head on Admiralty Inlet, about four miles south of the town of Coupeville, Island County, Washington.

DESCRIPTION OF PROBLEM: Structural hazards from openings to a power house that allow public access, erosion of the bank below the searchlight emplacement leaving part of the emplacement without structural support, and deteriorating concrete in two gun batteries.

SITE HISTORY: Former U. S. Army coastal artillery battery.

AVAILABLE ENGINEERING DATA AND RECORDS: None.

CATEGORY OF HAZARD: Structural hazards.

BASIS FOR DETERMINATION OF DOD RESPONSIBILITY: The powerhouse was used by DOD and has not been of beneficial use to the Washington State Parks and Recreation Commission. The searchlight emplacement and batteries are heavily visited by Fort Casey State Park users, and pose a significant hazard to the public.

SEATTLE DISTRICT POC: Ron Bush
NPSEN-GT
FTS 764-6744

STATUS: All the hazards recommended for restoration are located within Fort Casey State Park. The park is owned and managed by the Washington State Parks and Recreation Commission.

DESCRIPTION OF REQUESTED REMEDIAL ACTION: Actions to be taken include sealing the powerhouse window with masonry or wood frame shutters, constructing structural reinforcements for the searchlight emplacement. Construction of a bulkhead or revetment at the base of the bluff beneath the searchlight may be necessary to reduce bluff erosion. A feasibility study is suggested to determine the extent of deterioration of the battery structure, and the potential for repair.

ESTIMATED COST: DD Form 1391 to be provided by the Seattle District.

ATTACHMENT NO. 3 - PERSONS CONTACTED

PERSONS CONTACTED
FORT CASEY MILITARY RESERVATION
ISLAND COUNTY, WASHINGTON
PROJECT NO. F10WA031300

Ken Hageman
Head Ranger
Fort Casey State Park
June, 1987
~~(206)~~ 678-4519
~~300~~

David Tindall
Director of Campus Services
Seattle Pacific University
June, 1987
(206) 775-0775

Dan Currier
Seattle Pacific University
June, 1987
(206) 775-0775

(201-2000)

ATTACHMENT NO. 4 - DD FORM 1391

ATTACHMENT NO. 5 - INVENTORY REPORT AND HAZARDOUS RANKING SYSTEM

DERP

INVENTORY REPORT AND HAZARDOUS RANKING SYSTEM EVALUATION

Preliminary General Information

1. DERP Code Number. (11) .F.I.O.W.A.D.3.1.3.D.O.
2. Site Name (current). (35) F.O.R.T. C.A.S.E.Y. S.T.A.T.E. P.A.R.K.
.....
3. Site Name when used by DOD. (35) F.O.R.T. C.A.S.E.Y.
.....
4. Street/Route Number. (25) 1.2.8.0 S.. F.O.R.T. C.A.S.E.Y. R.D.
..
5. City. (16) C.O.U.P.E.V.I.L.L.E.
.....
6. County. (15) I.S.L.A.N.D.
.....
7. State. (2) W.A.
8. Zip Code. (9) 9.8.23.9.
.....
9. Congressional District Code Number. (2) ...
10. Latitude: degrees, minutes, seconds. (6)
11. Longitude: degrees, minutes, seconds. (7)
12. Is a large scale, greater than 1 inch equals 200 feet, topographic map of the site area available to attach to this inventory report? (1) N.
Y = YES N = NO
13. Are site maps or sketches on file with the inventory? (1) .Y.
Y = YES N = NO
14. Are there photographs on file with the inventory? (1) .Y.
Y = YES N = NO
15. Current Owners Name(s). (45) W.A.S.H.I.N.G.T.O.N S.T.A.T.E. P.A
R.K.S. A.N.D. R.E.C.R.E.A.T.I.O.N C.O.M.M..
16. Owner's Street Address. (25) 7.1.5.0 C.L.E.A.N.W.A.T.E.R. L.A.N.
E.
17. Owner's City. (16) O.L.Y.M.P.I.A.
.....

18. Owner's State. (2) W.A.
19. Owner's Zip Code. (9) 9.8.5.0.4.
20. Number of Years Owned. (2)
21. What is the current owner's use of the site? (50) PUBLIC . P.A.
R.K. . AND . RECREATION
.

REAL ESTATE SEARCH INFORMATION

22. Give chronological list of owners or lessees since termination of DOD ownership or lease; include dates of ownership and brief description of use. (240)
- 20..6. ALRES. T.O. CIVIL WORKS, KEYSSTONE .
ITARBOR. AND. BOAT BASIN AND 100..37. AC
T.O. STATE OF WASHINGTON FOR PARK (1.9.
55).. 77..66 AC. T.O. S.P.C. FOR EDUCATION
L. PURPOSES (1.9.56).. NINE O.T. PER PERCE
S. DISPOSED OF T.O. PRIVATE LAND OWNERS
ISLAND. COUNTY, U.S. TREASURY (1.9.57)
23. Was property leased out to others by DOD? (Y or N), describe and match owner/lessee with use(s). (51)
- N.
.
24. Was property leased-out to others by subsequent owners? (Y or N) Describe. (51)
- N.
.
25. Type of problem(s) listed in claim documents, check as many as applicable: (3) . D . .
- Hazardous and Toxic = H (if listed complete questions 100 to 399).
- Ordnance and Explosive = O (if listed complete questions 400-499).
- Debris/Structures = D (if listed complete questions 500 to 599).
26. Has Right of Entry Permit been obtained? (Y or N). (1) N

27. Are copies of lease agreements or deeds or other instruments conveying title on file? (Y or N). (1) Y.
28. Does deed(s) or lease agreement(s) contain any disclaimers or restoration requirements? (Y or N). If yes, describe. (161)
N.....

29. Date field inspection completed. (6) 07.3.087
30. Agency performing inspection. (25)
SHAP. I.R.O. A.I.V.D. A.S.S.O.C.I.A.T.E.S.
31. Inspection team leader's name. (20) N.A.N.C.Y. WALKER
.....
32. Title. (25) SENIOR SCIENTIST.
33. Organization (office symbol). (10)
34. Telephone number(s): Commercial. (10) 206.624.9190
35. Telephone number(s): FTS. (7)
36. Telephone number(s): AUTOVON. (7)
37. Site Status: A = Active I = Inactive (1) I
38. Years of operation in current status. (2) ...
39. Type(s) of problems found by inspection team. (3) D. ...
- USE:
 H = H&T
 O = OEW
 D = Debris
40. Enter the number of buildings on the site. (3) 49.
41. Describe. (80)
SEARCHLIGHT. EMPLACEMENT. BATTERIES. .
QUARTERS. ADM. MIS. TRAINING. MESS. HALL.
S. GYM. B.O.Q.

42. What is the major land use for a one mile radius around the site? (20)
(e.g., agriculture, industry, residential).

RESIDENTIAL/FERRY...

43. What is the estimated population within a one mile radius around the site? (use 3.8 persons/house). (6)

80...

44. Describe the security of the site. (120)

THE PARK HAS A GATE WHICH IS LOCKED
AT NIGHT...
...
...

45. Describe the best access to the site from the nearest public road. (120)

THE SITE IS REACHED BY DRIVING 3 MI.
LES. SOUTH OF COUPEVILLE ON THE SOUT.
H. FORT. CASEY ROAD...
...

LIST CURRENT AND/OR PAST POLLUTION ABATEMENT PERMITS

PERMIT INFORMATION

TYPE OF PERMIT ISSUED

PAST AND/OR PRESENT	PRESENT NO.	DATE ISSUED	EXPIRATION DATE	COMMENTS
---------------------	-------------	-------------	-----------------	----------

46. NPDES. (72) (PERMIT #, DATE ISSUED, EXPIRATION DATE, COMMENTS)

NONE...
...
...

47. UIC. (72) (SAME AS 46)

NONE...
...
...

48. AIR. (72) (SAME AS 46)

NONE...
...
...

49. RCRA. (72) (SAME AS 46)

NONE

50. Describe any pertinent environmental protection response actions previously taken at the site. (240)

NONE

51. Describe any environmental protection remediation actions previously taken at the site. (240)

NONE

52. List any court orders, lawsuits, fines or other legal actions that have been taken against any owners/operators of the site since DOD ownership/lease. (160)

NONE

53. Determination of Responsible Party for restoration: (1)

P.

DOD

Other

Not yet determined

54. Contract 1. (13)

DAC.A.678.690.099.

55. Contract 2. (13)

.....

56. Contract 3. (13)

.....

57. Contract 4. (13)

.....

58. Contract 5. (13)

.....

59-98. (Reserved)

99. Preliminary Information remarks. (80)

.....
.....
.....

ATTACHMENT NO. 6 - ENVIRONMENTAL CONSIDERATIONS

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM (DERP)
ENVIRONMENTAL CONSIDERATIONS
FORT CASEY MILITARY RESERVATION
ISLAND COUNTY, WASHINGTON
PROJECT NO. F10WA031300

The environmental impacts associated with the remedial actions proposed for the former Fort Casey Military Reservation would not be significant or adverse. Sealing the powerhouse windows, constructing structural reinforcements for the searchlight emplacement, and repairing the battery structure would have little or no effect on the surrounding environment. Construction of a bulkhead or revetment at the base of the bluff beneath the searchlight would result in beneficial environmental impacts by acting to reduce bluff erosion.

ATTACHMENT NO. 7 - PARK MANAGER'S LETTER IN SUPPORT OF PROJECT

PART II - FINDINGS AND DETERMINATION OF ELIGIBILITY REPORT

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM (DERP)
FINDINGS AND DETERMINATION OF ELIGIBILITY
FORT CASEY MILITARY RESERVATION
ISLAND COUNTY, WASHINGTON
PROJECT NO. F10WA031300

FINDINGS OF FACT

1. A debris safety hazard project is proposed at Fort Casey State Park, part of the former Fort Casey Military Reservation, for structural hazards posed by a former powerhouse, the eastern searchlight emplacement, and deteriorating concrete in Gun Batteries Worth and More. Actions to be taken include sealing the powerhouse window with masonry or wood frame shutters, constructing structural reinforcements for the searchlight emplacement. A feasibility study is suggested to determine the extent of deterioration of the battery structure, and the potential for repair. The proposed remedial work would eliminate any hazards that might otherwise result from someone being hit by a chunk of falling concrete, being caught in the collapse of the searchlight emplacement, or being injured in the remote and dilapidated powerhouse.

2. The Fort Casey Military Reservation originally consisted of 122.00 acres fee acquired by purchase in 1897. The original site included 2.58 acres that were transferred by the Army to the Treasury Department at the time of purchase, and were transferred back to the Army in 1941. Between 1899 and 1909 an additional 403.45 acres fee were acquired by purchase, condemnation, and transfer, bringing the total fee acreage of Fort Casey to 525.45 acres. In addition, 520.46 acres of perpetual easement for a pipeline were purchased in 1903, one no-area perpetual easement for a waterline was purchased in 1904, one no-area revocable easement for an underground drain and sewer was purchased in 1906, and 1.42 acres of perpetual easement for a wagon road were purchased in 1908. Therefore, a total of 1,047.33 acres were acquired for the site, of which 525.45 acres were fee and 521.88 acres were easements.

3. Fort Casey was constructed during the late 1890s as one of several coastal artilleries designed to defend Puget Sound against enemy incursions. Fort Casey's gun batteries were completed in 1900 and barracks were completed in 1903. During 1917-1918 Fort Casey was used as a training site, but after World War I it was placed on caretaker status. The 6" and 10" guns and 12" mortars were either sent to France during World War I or were scrapped and melted down for other uses between 1922 and 1943. The Fort was reactivated during World War II as a training center, and the barracks were rebuilt and anti-aircraft guns were mounted in the old emplacements. Following World War II all remaining armaments were removed and in 1950 Fort Casey was once again relegated to caretaker status. In 1956 Fort Casey was deeded to the Washington State Parks and Recreation Commission by the U.S. government.

4. In 1946 the 520.46 acres of waterline easements were determined to be surplus to the military needs of the War Department. These easement interests were conveyed by the Secretary of War to the owners of the fee estates by unconditional quitclaim deeds dated August 11, 1947. The federal

government's interest in the 22.96 acres of shoreland and the accompanying tidelands was transferred to the state of Washington on April 15, 1948 and February 2, 1956, respectively. In 1954, all the remaining fee and easement acres were declared excess to the military needs of the Department of the Army. Except for 20.60 acres fee retained for transfer to the civil works project Keystone Harbor and Boat Basin, the excess land was reported to the General Services Administration (GSA) for disposal. A total of 13 separate parcels were disposed of between 1955 and 1957. Among the improvements to Fort Casey that remained at the time of its disposal by the U.S. government were the large concrete fortifications erected along the heights overlooking Admiralty Inlet, some 123 buildings and miscellaneous structures to house troops and military equipment, and a lighthouse building. Utilities provided to the site included water from an on-site system of wells, cisterns, and pumps; sewage, which was emptied into Admiralty Inlet by gravity flow; and electricity, which was furnished by the Puget Sound Power and Light Company.

5. The former Fort Casey Military Reservation is now divided into areas designated for residential, educational, or public recreational use. The main fort area is divided into roughly two halves: the gun batteries, the lighthouse and their immediate surroundings are owned by the Washington State Parks and Recreation Commission, and the area that accommodated the barracks and officers' quarters is owned by Seattle Pacific University (SPU). Fort Casey was placed on the National Register of Historic Places on December 12, 1973. Also located on the site is the Keystone Harbor and Ferry Slip, owned by the Army Corps of Engineers; a 30.88-acre tract of land northeast of Crockett's Lake owned and used by the town of Coupeville's water system; and a 22.96-acre piece of land along the southeast portion of Crockett's Lake owned by the State of Washington. The remaining areas are owned by various private parties. Except for the water system located on the tract of land owned by Coupeville, there is no trace of DOD use of the former Fort Casey Military Reservation outside of the main fort area.

6. There is no evidence of hazardous or toxic waste or unexploded ordnance as a result of DOD use of the site. However, potential hazards do exist at Fort Casey State Park. These include the possible hazards associated with the former powerhouse, which is accessible, though with difficulty, through windows and other openings; by the loss of structural support due to severe erosion beneath one of the searchlight emplacements; and by the deterioration of some of the concrete in the batteries. Because the park is heavily used, these hazards pose a significant danger to the public. Openings to the powerhouse could be sealed through a combination of masonry and wood frame shutters; cement columns or metal poles may provide appropriate reinforcements to the searchlight emplacement. A bulkhead or revetment placed along the base of the bluff may be needed to reduce bluff erosion. A feasibility study is suggested to determine the extent of deterioration of the battery structure and the potential for repair. Ken Hageman, the Fort Casey State Park manager, is eager to have the proposed restoration work and feasibility studies take place. He also feels the doors in the Mortar Battery, and the doors and windows on the mortar area powerhouse should be sealed shut to prevent public access. However, there is very little debris in the Mortar Battery, and the powerhouse is not easily accessible to the public. Therefore these areas are not considered to be significantly hazardous. There is no other evidence of unsafe debris, resulting from DOD use of the site.

DETERMINATION

Based on the foregoing findings of fact, the site as described above has been determined to be a formerly-used DOD property. Moreover, it is determined that an environmental restoration project, to the extent set out herein, is an appropriate undertaking within the purview of the Defense Environmental Restoration Program, established under 10 USC 2701 et seq., for the reasons stated above.

Date

LLOYD A. DUSCHA, P.E.
DEPUTY DIRECTOR
DIRECTORATE OF ENGINEERING AND
CONSTRUCTION

PART III - POLICY CONSIDERATIONS

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM (DERP)
POLICY CONSIDERATIONS
FORT CASEY MILITARY RESERVATION
ISLAND COUNTY, WASHINGTON
PROJECT NO. F10WA031300

The site has been evaluated in terms of current DERP policies and guidance as of the date of this report.

PART IV - PROJECT RECOMMENDATIONS

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM (DERP)
PROJECT RECOMMENDATIONS
FORT CASEY MILITARY RESERVATION
ISLAND COUNTY, WASHINGTON
PROJECT NO. F10WA031300

The FORT CASEY MILITARY RESERVATION is proposed for remedial actions under DERP to mitigate structural hazards posed by a former powerhouse, the eastern searchlight emplacement, and deteriorating concrete in Gun Batteries Worth and More. Openings to the powerhouse could be sealed through a combination of masonry and wood frame shutters; cement columns or metal poles may provide appropriate reinforcements to the searchlight emplacement. A bulkhead or revetment placed along the base of the bluff may also be needed to reduce bluff erosion. A feasibility study is suggested to determine the extent of deterioration of the battery structure and the potential for repair.

The Fort Casey State Park is popular for day use and camping. The Fort is a popular field trip for schools and day care facilities. The historical fortifications and buildings are factors that draw visitors to the park. Because the park is heavily used, the structural hazards pose a significant danger to the public. The proposed remedial work would eliminate any hazards that might otherwise result from someone being hit by a chunk of falling concrete, being caught in the collapse of the searchlight emplacement, or being injured in the remote and dilapidated powerhouse. The placement of Fort Casey on the National Register of Historic Places precludes demolition as a means of removing the structural hazards.